

Resolution No.: 15-1361
Introduced: March 14, 2006
Adopted: March 14, 2006

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Request by Derwood Bible Church to modify a service area category under the Comprehensive Water Supply and Sewerage Systems Plan to include designation for a multi-use water and sewerage system

Background

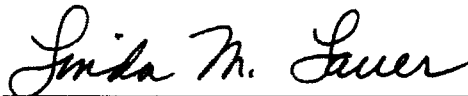
1. Md. Code Ann., Environmental Article, §9-503 requires the governing body of each County to adopt and submit to the Maryland Department of the Environment (MDE) a comprehensive plan to provide adequate water supply systems, sewerage systems, solid waste disposal systems, solid waste acceptance facilities, and systematic collection and disposal of solid waste throughout the County. This plan may be amended from time to time.
2. Md. Code Ann., Environmental Article, §9-507 provides that MDE has 90 days to review any amendment to a County's comprehensive plan. This period may be extended under specified circumstances. At the conclusion of its review, MDE must either approve or reject the Council's action on an amendment, or the action is confirmed by default. Council action on this resolution is not final until it is approved by MDE or the period for final MDE action has expired.
3. On December 30, 1969, by Resolution No. 6-2563, the Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan (Comprehensive Plan), which was approved by MDE. The Council has amended the Comprehensive Plan from time to time.
4. On August 23, 2005, the Council received recommendations from the Executive regarding requests for 21 service area category changes, including a request from the Derwood Bible Church for a multi-use water and sewerage system designation for a 225.78 acre property located on the northeast quadrant of the intersection of Laytonsville Road (MD 108) and Griffith Road near the Town of Laytonsville ("Derwood Bible Church request"). All of these requests were introduced in the Council on September 6, 2005.
5. The Council solicited recommendations on the Derwood Bible Church request from the Maryland-National Capital Park and Planning Commission and the Washington Suburban Sanitary Commission.

6. The Council held a public hearing on the Derwood Bible Church request on September 29, 2005.
7. On November 29, 2005, the Council deferred action on the Derwood Bible Church request pending review of an amendment to the Comprehensive Plan introduced on November 8, 2005 that would restrict the size of multi-use sewerage systems in Rural Density Transfer (RDT) zones. On February 14, 2006, by Resolution 15-1343, the Council approved an amendment to the Comprehensive Plan that imposed design capacity restrictions on new multi-use sewerage systems in RDT zones.
8. The Transportation and Environment Committee held a worksession on the Derwood Bible Church request on March 2, 2006 and recommended denial of the request, consistent with the restrictions on multi-use sewerage systems in the Comprehensive Plan as amended by Resolution 15-1343.

Action

The County Council for Montgomery County, Maryland denies the Derwood Bible Church request because the development proposed in the request would require a multi-use sewerage system with a design capacity of approximately 12,525 gallons per day, which exceeds the design capacity limit of 4,999 gallon per day under Chapter 1, Section III.B.2.b of the Comprehensive Plan.

This is a correct copy of Council action.



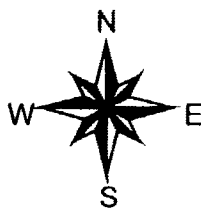
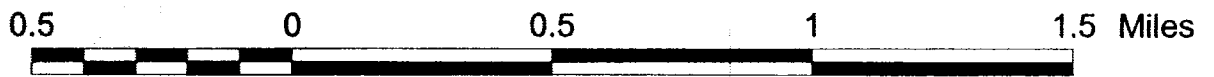
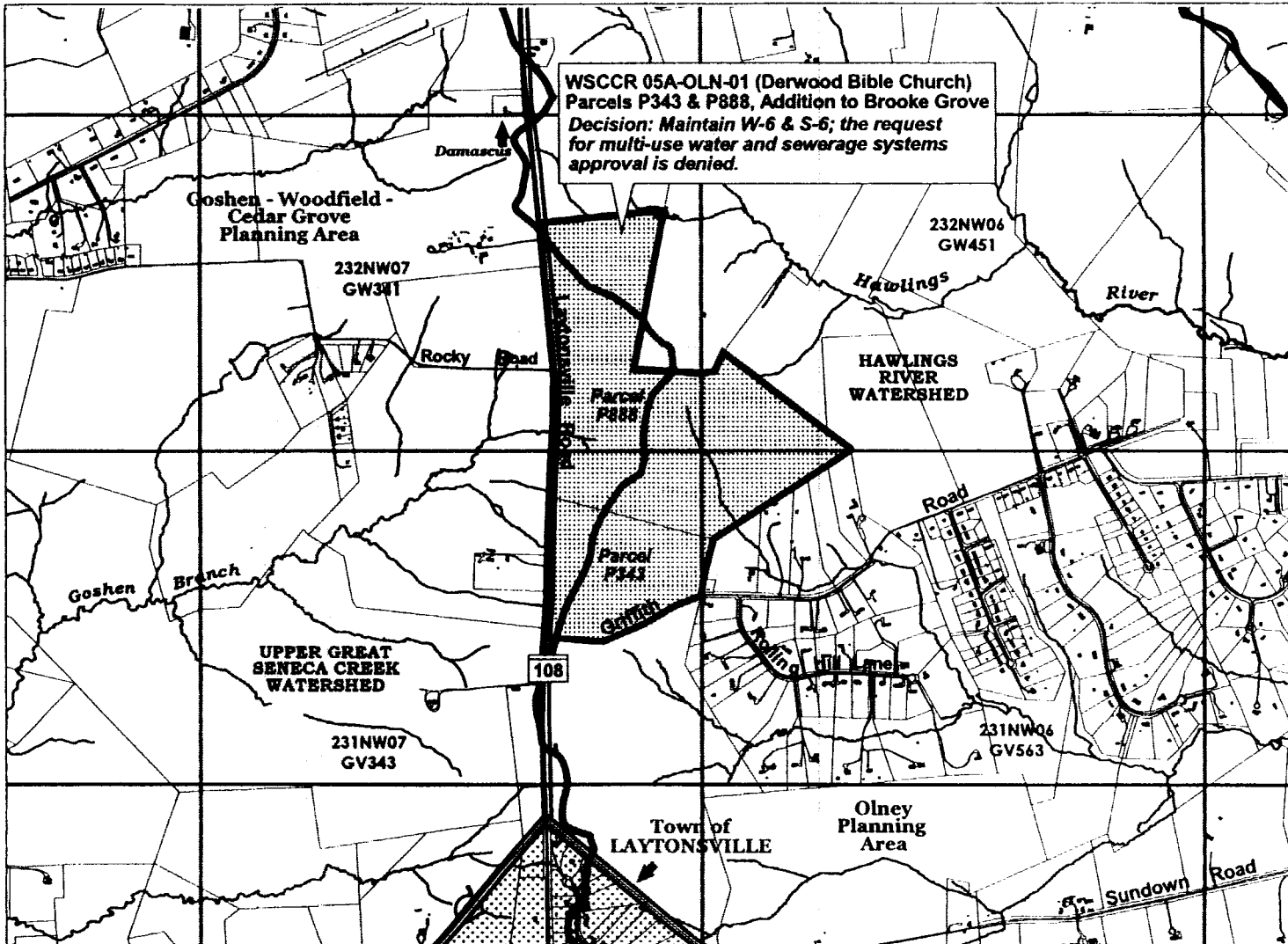
Linda M. Lauer, Clerk of the Council

July 2005 Amendment Transmittal: Previously Deferred Request

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments

Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request Service Area Categories Existing Requested		County Council Action (See Attachment Pg. 2 for a map showing this amendment)
Olney Planning Area				
<p>WSSCR 05A-OLN-01 Derwood Bible Church (by Greenhorne & O'Mara) • Parcels P343 & P888, Addition to Brooke Grove • Map tiles: 231NW06 GV563 231NW07 GV343 232NW06 GW561 232NW07 GW341 • Northeast quadrant, intersection of Laytonsville Rd. (MD 108) and Griffith Rd.</p>	<ul style="list-style-type: none"> • Olney Master Plan (2005) • Upper Great Seneca Creek (MDE Use I) and Hawlings River (MDE Use IV) Watersheds • RDT Zone; 225.78 ac. • Existing use: agricultural • Proposed use: religious use – 1,500 seat church, recreational fields, camp housing 	<p>W-6 S-6</p>	<p>W-8: multi-use S-6: multi-use</p> <p><i>Previously deferred under: CR 15-1235 (11/29/05), pending the Council's review of Water and Sewer Plan Amendment CPTA 05T-CH1-04 that would restrict the size of multi-use systems in RDT-zoned areas..</i></p>	<p>Maintain W-6 and S-6; the request for multi-use water and sewerage systems approval is denied.</p>

Water/Sewer Category Map Amendment: County Council Action WSSCR 05A-OLN-01 (Greenhorne & O'Mara / Derwood Bible Church)



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

MAP LEGEND

-  Property
-  Proposed Map Amendment Site (WSSCR 05A-OLN-01)
-  WSSC Map Tiles
-  Buildings
-  Roads
-  Watersheds
-  Streams
-  Ponds - Lakes
-  Town of Laytonsville
-  M-NCPPC Planning Areas

